102.0	0007	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,600 / 672,600
					USE VALUE:	672,600 / 672,600
					ASSESSED:	672,600 / 672,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		TERESA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CUTLER GEORGE V & SHERRIE
Owner 2:	
Owner 3:	
Street 1:	7 TERESA CIR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CUTLER GEORGE -
Owner 2:	-
Street 1:	7 TERESA CIRCLE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,711 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 1503 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 22 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7711.000	216,700		455,900	672,600
Total Card	0.177	216,700		455,900	672,600
Total Parcel	0.177	216,700		455,900	672,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.51 | /Parcel: 447.5

Legal Description

User Acct 66243

GIS Ref

GIS Ref

Insp Date 10/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	216,700	0	7,711.	455,900	672,600	672,600	Year End Roll	12/18/2019
2019	101	FV	234,200	0	7,711.	462,400	696,600	696,600	Year End Roll	1/3/2019
2018	101	FV	234,200	0	7,711.	345,200	579,400	579,400	Year End Roll	12/20/2017
2017	101	FV	234,200	0	7,711.	312,600	546,800	546,800	Year End Roll	1/3/2017
2016	101	FV	234,200	0	7,711.	299,600	533,800	533,800	Year End	1/4/2016
2015	101	FV	194,800	0	7,711.	254,000	448,800	448,800	Year End Roll	12/11/2014
2014	101	FV	194,800	0	7,711.	241,000	435,800	435,800	Year End Roll	12/16/2013
2013	101	FV	194,800	0	7,711.	229,300	424,100	424,100		12/13/2012

!8201!

PRINT

Date	Time
12/10/20	22:46:49

LAST REV

Date	Time
02/19/19	11:31:44
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8201

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUTLER GEORGE,	71775-60	1	10/22/2018	Convenience	1	No	No		
CUTLER BARBARA	36139-367		8/15/2002	Family	1	No	No		
	20693-72		8/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	66243
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2018	670	Wood Dec	18,000	C				
9/20/2005	851	Sun Room	13,161			G7	GR FY07	ON NEW 8X10 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
1/24/2009	Meas/Inspect	336	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
9/7/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7711		Sq. Ft.	Site		0	70.	0.84	5									455,933						455,900	

Total AC/HA: 0.17702 | Total SF/SM: 7711 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 455,933 | Spl Credit | Total: 455,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	brown		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99490047
Adj $ / SQ:	127.596
Other Features:	76800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294426
Depreciation:	77729
Depreciated Total:	216698

COMMENTS

bsmt sink.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	22	Baths:	1	HB	1

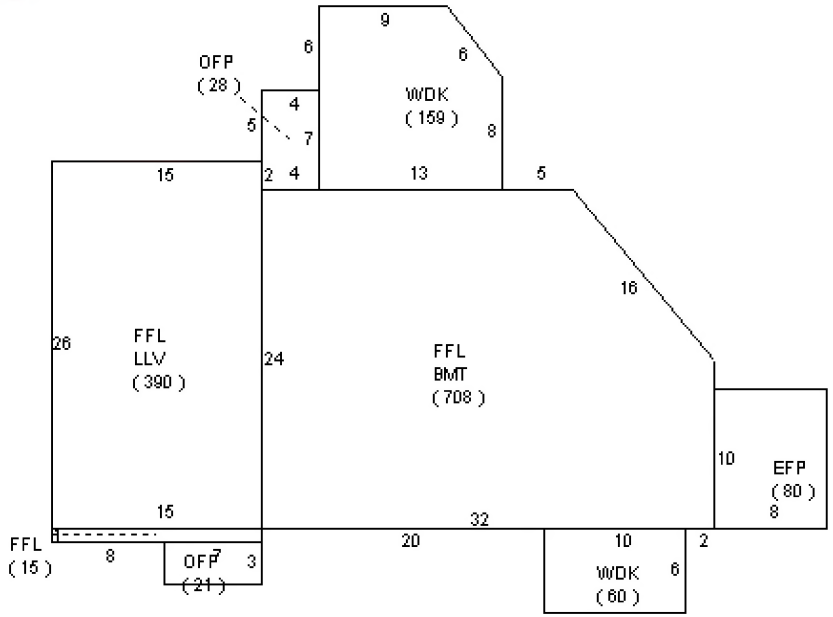
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	22	
Totals			
1	4	22	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.60
Special Features:	0	Val/Su Net:	84.68
Final Total:	216700	Val/Su SzAd	194.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,113	127.600	142,014
BMT	Basement	708	38.280	27,101
LLV	Lower Level	390	100.480	39,188
WDK	Deck	219	10.510	2,302
EFP	Enclos Porch	80	60.940	4,876
OFP	Open Porch	49	43.780	2,145

Net Sketched Area:	2,559	Total:	217,626
Size Ad	1113	Gross Are	2559	FinArea	1503
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0007-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc